We, the undersigned hereby certify that we are the owners of or are interested in the land included within this subdivision, entitled "TRACT No. 1216", shown on the annexed map, consisting of 2 sheets and that we are the only persons whose consent is necessary to pass a clear title to said land, and consent to the making of said map and subdivision as shown within the colored border lines and do hereby offer to dedicate for public use those portions of land shown on said map as McGrath Road, Mandalay Beach Road, and all those portions of land shown as Streets, Ways and Walkways.

And we hereby grant and dedicate to the City of Oxnard, easements over strips of land so designated on said map.

And we hereby grant and dedicate to the City of Oxnard all water and water rights and the right to develop all water from, located or taken from or under said land but without the right of surface entry upon said land.

OXNARD SHORES DEVELOPMENT CO, a partnership

By Fred W. Marlow Agent
Fred W. Marlow

By Edward M. Loftus Agent
Edward M. Loftus

The signatures of the city of Oxnard, Standard Oil Company of California, a corporation, John Francis McGrath, Helen Aileen Loucks, Marian Elizabeth Graham, Geraldine McGrath Couluris, Thomas Francis McGrath, Jr. George D. McGrath, Anna Virginia Berry, Margaret Clare Bodle, Bernadine Coultas, Estella Marie Maulhardt, Leo Benjamin McGrath, Mary Ellen Meade, Jane L. Aggeler, Joseph D. McGrath, Jr., Elizabeth McGrath Johansing, William H. McGrath, Rita S. McGrath, Charles J. Conway and Barney Dolan, as trustees under Trust Agreement dated April 1, 1952, and Decree of Distribution in Matter of the Estate of James Hubert McGrath, Deceased, and John Francis McGrath and Thomas Francis McGrath, Jr. as trustees of Trust "A" and Trust "B" under Will of Thomas Francis McGrath, deceased; present owners of easements over said land, which cannot ripen into a fee, have been omitted in accordance with Section 11587 (a) of the Business and Professions Code.

The signatures of John Francis McGrath and Thomas Francis McGrath, Jr., as trustees of Trust "A" and as trustees of Trust "B" under the Will of Thomas Francis McGrath, deceased, Rita S. McGrath, Charles J. Conway and Barney Dolan, as trustees under Trust Agreement recorded in Book 1509, page 532 of Official Records, John Francis McGrath, Thomas Francis McGrath, Jr., Helen Aileen Loucks, Marian Elizabeth Graham, Geraldine Ann Couluris, formerly Geraldine Ann McGrath, George D. McGrath, Anna Virginia Berry, Margaret Clare Bodle, Bernadine Coultas, Estella Marie Maulhardt, Leo Benjamin McGrath, Mary Ellen Meade, Jane L. Aggeler, Joseph D. McGrath, Jr., Elizabeth McGrath Johansing and William H. McGrath, present owners of all metals and minerals and all petroleum, natural gas and other hydrocarbon substances and all subsoil products of any nature or character whatsoever in a portion of said land lying below a depth of 500 feet from the surface of said land, but without the right of entry upon the surface of said land or to a depth of 500 feet from the surface thereof, has been omitted in accordance with Section 11587 (c) of the Business and Professions Code.

The signatures of John Francis McGrath and Thomas Francis McGrath, as trustees of Trust "A" and as trustees of Trust "B" under the Will of Thomas Francis McGrath, deceased, Rita S. McGrath, Charles J. Conway and Barney Dolan, as trustees under Trust Agreement recorded in Book 1509, page 532 of Official Records, John Francis McGrath, Thomas Francis McGrath, Jr., Helen Aileen Loucks, Marian Elizabeth Graham, Geraldine Ann Couluris, formerly Geraldine Ann McGrath, George D. McGrath, Anna Virginia Berry, Margaret Clare Bodle, Bernadine Coultas, Estella Marie Maulhardt, Leo Benjamin McGrath, Mary Ellen Meade, Jane L. Aggeler, Joseph D. McGrath, Jr., Elizabeth McGrath Johansing and William H. McGrath, present owners of all oil, gas, hydrocarbon substances and other minerals and fissionable substances in a portion of said land lying below a depth of 500 feet from the surface of said land but without the right of entry upon the surface of said land or to a depth of 500 feet from the surface thereof, have been omitted in accordance with Section 11587 (c) of the Business and Professions Code.

State of California } S.S.
County of Ventura }

On this 9th day of Feb. 1960 before me Ethel Dale a Notary Public in and for said County and State, personally appeared Fred W. Marlow and Edward M. Loftus, known to me to be the agents of Oxnard Shores Development Co, the partnership that executed the within instrument and acknowledged to me that such partnership executed the same.

Ethel Dale
Notary Public
My Commission Expires March 1 1962

I, S.R. Thurston, City Engineer of the City of Oxnard, County of Ventura, State of California, certify that I have examined the final map of the Subdivision entitled "TRACT No. 1216" and the subdivision shown therein is substantially the same as it appeared on the tentative map, and that all the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California, and of any local ordinances applicable at the time of approval of the tentative map have been complied with and that I am satisfied the map is technically correct.

Dated this 9th day of February, 1960.

S R Thurston
City Engineer, Reg. Eng. No. 11412

I, GERALDINE W. FURR City Treasurer of the City of Oxnard, County of Ventura, State of California, do hereby certify that according to the Records of my office, there are no liens against "TRACT No. 1216" or any part thereof for unpaid Municipal Taxes or Special Assessments collected as Municipal Taxes, except Taxes or Special Assessments not yet payable.

WITNESS my hand and the Official Seal of the City of Oxnard, this 9th day of FEBRUARY 1960.

Geraldine W. Furr
City Treasurer of the City of Oxnard

We, the undersigned, Chairman and Secretary, respectively, of the City Planning Commission of the City of Oxnard, County of Ventura, State of California, do hereby certify that said City Planning Commission by resolution adopted at a legal meeting of said Commission held December 3, 1959, recommended and hereby recommends to the City Council of the City of Oxnard, County of Ventura, State of California, that said City Council approve the map of this tract of land entitled "TRACT No. 1216" and accept the streets, roads, ways and walkways as dedicated thereby. Said Subdivision and property dedicated substantially conforms to the Oxnard Master Plan.

IN WITNESS WHEREOF: We have set our hands this 17th day of December, 1959.

CITY PLANNING COMMISSION

By R W Nelson
Chairman

By Donald F Johnson,
Secretary

This map consisting of 3 sheets, being presented to the City Council of the City of Oxnard, County of Ventura, State of California, at a regular meeting of said Council held on the 9th day of Feb. 1960, said Council approves said map entitled "TRACT No. 1216" and accepts for public use Mandalay Beach Road, McGrath Road, Beachcomber Street, Sandpiper Way, Seabreeze Way, Wanderer Way, Windward Street, Outrigger Way, and walkways as shown within the borders of said map and water rights and easements above dedicated.

IN WITNESS WHEREOF; said City Council has caused this certificate to be signed by the Mayor and by the Clerk of said City Council and the Corporate Seal of said City of Oxnard to be hereto affixed this 9th day of February, 1960.

Ethel Dale
Clerk and Ex-Officio Clerk of the Council of the City of Oxnard.

Mayor of the City of Oxnard

I, C.R. NELSON, do hereby certify that I am a Registered Civil Engineer of the State of California, and that this map correctly represents a survey made under my direction for C.W. MARLOW, that the monuments are of the character and occupy the positions indicated (or will be set in such position prior to the final acceptance of the improvements) and that they are (or will be) sufficient to enable the survey to be retraced by any Engineer or Surveyor.

Dated this 8 day of September, 1959.

C.R. Nelson
Registered Civil Engineer No. 8781

I, ROBERT L. HAMM, County Clerk of the County of Ventura, State of California, do hereby certify that all of the provisions of Chapter 2, Division 4, Part 2, of the Business and Professions Code of the State of California and of any local ordinance pertaining to deposits required at the time of approval by the Board of Supervisors of the County of Ventura, of the map entitled "TRACT No. 1216" have been complied with.

Dated this 16th day of February 1960

Robert L. Hamm
County Clerk

I, MARGARET E. COONEY, Tax Collector of the County of Ventura, State of California, do hereby certify that according to the records of the Office of the County Tax Collector of Ventura County, there are no liens against the tract of land shown on the map entitled "TRACT No. 1216" or any part thereof, for unpaid County taxes or special assessments collected as taxes, except taxes or special assessments not yet payable.

Dated this 16th day of February 1960

Margaret E. Cooney
County Tax Collector

#7011
Recorded at the request of the County Clerk,
FEBRUARY 18, 1960 at 9:30 a.m.
in Book 28 of Miscellaneous Records
(Maps), at Pages 20, 21, 22,
records of Ventura County.

Robert L. Hamm
County Recorder
By: William Dover, Deputy

# MAP OF
# TRACT NO. 1216

OXNARD SHORES – UNIT NO. 2

BEING A RESUBDIVISION OF A PORTION OF MANDALAY UNIT NO. 1, AS PER MAP RECORDED IN BOOK 13, PAGE 59 OF MISCELLANEOUS RECORDS, RECORDS OF VENTURA COUNTY, CALIFORNIA

C.R. Nelson R.C.E. 8781

VOORHEIS – TRINDLE CO., Engineers
5919 Van Nuys Boulevard
Van Nuys, California

2B-167

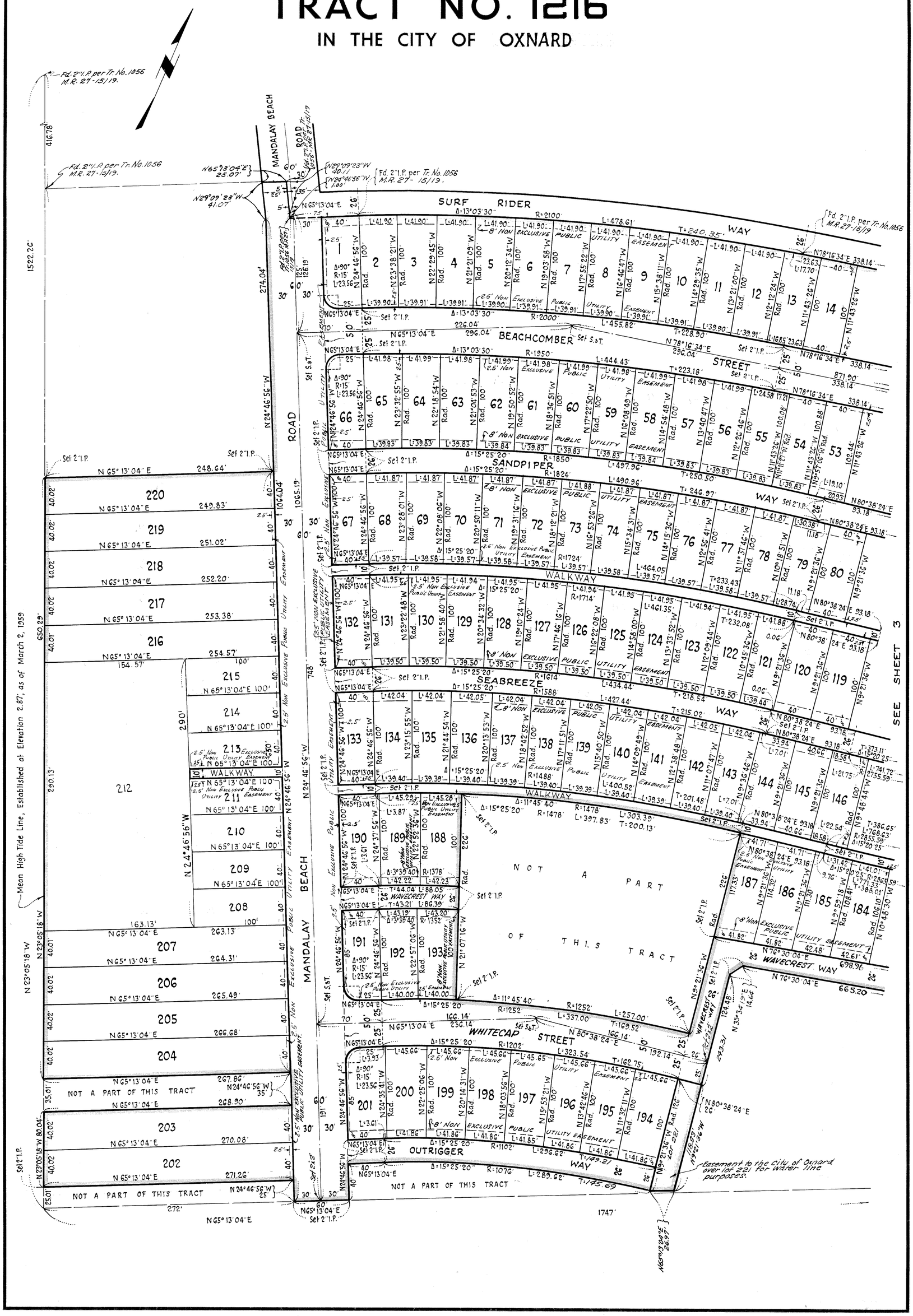
28 MR 21

SCALE 1" = 60'

# TRACT NO. 1216

## IN THE CITY OF OXNARD

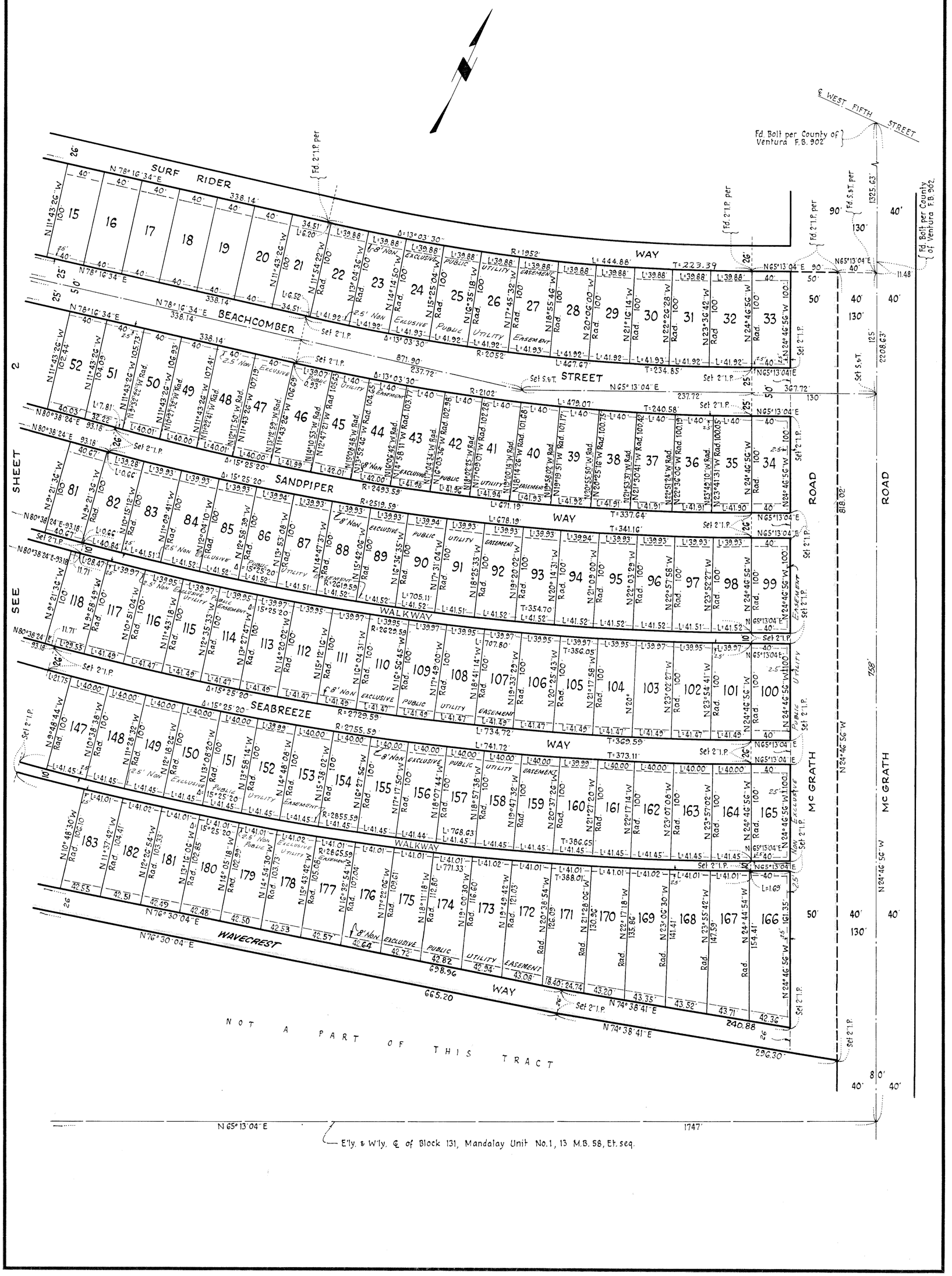
SHEET 2 OF 3 SHEETS



28 MR 22

SCALE 1" = 60'

SHEET 3 OF 3 SHEETS

# TRACT NO. 1216

## IN THE CITY OF OXNARD